

S115-180 MILL STREET

A Mood All Its Own



FM

THE DETAILS

That Right Amount Of "Swagger"

Because beige walls, bad lighting, and shoebox living have never been part of the plan! Are we right, my friends? THIS is where everyday function meets a design-forward attitude, a rarely offered East-Enders townhome delivering more than “just” convenience—it's effortlessly elevated with that right amount of swagger. Behind its understated exterior lies a two-storey residence that artfully breaks from the snoozy, cookie-cutter townhouse script. Think: glass-enclosed staircase, stone counters, sweeping ceilings, a soft neutral palette and just enough layers and textures to keep things interesting ('cause why not?). The airy floor plan is equal parts stylish and practical, with two generous bedrooms, three modern baths, custom storage on both levels, full-scale windows, and yes, underground parking with a coveted built-in EV charger! The kitchen is a mood all its own—sunlit, social, and anchored by a centre island made for espresso mornings and prosecco nights. A full-sized dining room—complete with built-in coffee bar and functional pantry—designed for hosting everything from game night to an impromptu dinner party or that all-nighter to meet your company's last-minute deadline. And then there is your West-facing terrace with private entrance, where you and your dog can start the day exactly how it should be—together. But the ultimate luxury? A walkable, culturally-rich neighbourhood that offers easy access to the Financial District, Cherry Beach, the future Corktown/Cherry LRT and Queen East's indie spirit & beyond!

Home to 82,000 sq.ft. Cooper Koo Family YMCA, George Brown College's first student residence, residential buildings and the health-focused, vibrant Front Street Promenade, Canary District is a super active and growing community. Connected to the 18-acre Corktown Common Park, 1,800 running and biking trails, neighbouring Distillery District, Leslieville and downtown Toronto, Canary District is the perfect address to upsize, downsize or laterally move!

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CANARY DISTRICT

Welcome To Toronto's Lower East Side

Anchored by the award-winning 82,000 sq ft. Cooper Koo Family YMCA and George Brown College's first student residence, the Canary District, is a purpose-built, health-forward neighbourhood designed for modern urban living. Framed by the lively Front Street Promenade and surrounded by architecturally striking residential mid-rises, this community hums with life.

Step outside your door to enjoy cafés, patios, and lifestyle amenities, with access to the 18-acre Corktown Common Park and over 1,800 kilometres of dedicated walking and biking trails. Tucked between the Distillery District, Leslieville, and downtown Toronto, Canary is the sweet spot for those who want to live, work, and play without compromise.

Just to the east, East Harbour is primed to reshape the city. This monumental 60-acre redevelopment (formerly the Unilever Site) is slated to become Toronto's next major commercial centre, with over 11.5 million square feet of office space and employment capacity for 50,000 people. A project of this scale will inject vitality, jobs, and economic growth into the surrounding neighbourhoods, including the Canary District, which is positioned to benefit immensely from the rising tide.

The transformation of East Harbour also brings a massive transit overhaul. With the Ontario Line, a new GO Station, and multiple TTC routes converging, East Harbour is set to become one of Toronto's most connected hubs. And here's the kicker: the Ontario Line will have a station at Queen & Sumach—just a 6-minute stroll from the Canary District. If history tells us anything, it's this: property values follow transit, and early investment pays dividends.

From Canary, beach life is within easy reach. Cruise down the Martin Goodman Trail and arrive at vibrant Sugar Beach, perfect for a post-brunch sun session. Or head east to Cherry Beach—Toronto's low-key gem for paddleboarding, BBQS, off-leash adventures, and laid-back summer days. It's all part of what makes the Canary lifestyle feel surprisingly coastal.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- BOKU Japanese Eats + Drinks
- Chew Chew Grill
- Cluny Bistro & Boulangerie
- Cora Breakfast and Lunch
- Egg Club Dundas
- El Catrin Destileria
- Fusilli Ristorante
- Il Ponte Cucina Italiana
- Johnny G's Cafe
- Ladybug Wine Bar
- Madrina Bar y Tapas
- Patrician Grill
- Pure Spirits
- Souk Tabule
- Sud Forno
- sukho THAI
- Terroni Sud Forno Produzione e Spaccio
- The Aviary
- The George Street Diner
- Urban House
- White Lily Diner
- Wood 900 Grill + Bar

GROCERIES & LIBATIONS

- Aisle 24 Market
- Ali's No Frills
- Farm Boy
- Food Basics
- FreshCo - Leslie & Lakeshore
- FreshCo - Parliament & Dundas
- FreshCo - Sherbourne & Isabella
- Kabul Farms Supermarket
- Loblaw's - Lower Jarvis Street
- Marche Leo's
- Metro
- Rocco's No Frills
- Wildly Delicious Fine Foods

COFFEE & BAKERIES

- Arvo Coffee
- Balzac's
- Berkeley Cafe
- Bevy
- Dark Horse Espresso
- Isle of Coffee
- Mercury Espresso
- Rooster Coffee House
- St. Lawrence Cafe
- Sumach Espresso
- The Black Canary Espresso Bar

PARKS & GREENSPACE

- Corktown Common
- David Crombie Park
- Joel Weeks Park
- Percy Park
- Riverdale Park West
- Sackville Playground
- St. James Park
- Underpass Park

FITNESS

- All Day Fit
- Anytime Fitness
- Area Fitness
- BFT Canary District
- Body + Soul Fitness
- Cooper Koo Family YMCA
- Empact Fitness
- FITSQR
- Innovative Fitness at Birch House
- Innovative Fitness at Maple House
- JJ's Fitness Toronto
- Lift Corktown
- Own Your Fitness Personal Training
- UNITY Fitness Harbourfront

PRIVATE SCHOOLS

- Abelard School
- Cornerstone Montessori Prep School
- Liberty Prep School
- Montcrest School
- The Rosedale Day School
- The York School

PUBLIC SCHOOLS

- Central Technical School
- Central Toronto Academy
- Dundas Jr PS
- Jarvis CI
- Northern SS
- Queen Alexandra MS

FRENCH SCHOOLS

- Dundas Junior PS
- Queen Alexandra MS
- Malvern Collegiate Institute

WALKSCORE & TRANSIT

- 90 Walkscore
- 85 Transitscore
- 99 Bikescore

COMMUTE TO UNION STATION

- 17 Minutes by Car
- 27 Minutes by Transit
- 15 Minutes by Bike

RAIL LINES

- 504 King
- 304 King
- 301 Queen
- 503 Kingston
- 501 Queen

BUS LINES

- 121 Fort York - Esplanade
- 65 Parliament
- 72 Pape



THE NEIGHBOURHOOD





ABOUT US

Fox Marin

From the Junction to Riverdale, Little Italy to Yorkville, and all of the wonderful neighbourhoods in between – Fox Marin knows Toronto Real Estate.

We offer an exclusive and customized real estate experience to clientele in central and downtown Toronto.

Led by veteran Real Estate Brokers Ralph Fox and Kori Marin, the talented team at Fox Marin Associates brings a wealth of experience, integrity and compassion to the business.

Fox Marin's diverse background extends well beyond real estate.

This team of tenured resumes brings involvement in marketing, international business, branding, and design into the Fox Marin fold.

If you are interested in Toronto real-estate or looking to buy, sell, invest or lease a property, know that you have the right partner in your corner to look after you and your family every step of the way.

Customer-First Philosophy

At Fox Marin, our focus is exactly where it should be – on our clients. In all of our interactions, it's the little things we do that matter the most, that in turn create trusting and rewarding relationships. We set ourselves apart by delivering a thoughtful and personalized customer experience that is unrivalled. At all times, we continually strive to ensure that our clients feel important and well looked after. At our core, our mission is to protect our clients' long-term best interest with every decision made and action taken.

More than this, the way we do business is constantly evolving. We're always adapting our approach to provide the most competitive and progressive methods that allow us to service clients at all different price points, from various circumstances and diverse backgrounds. We pride ourselves on working harder, and more effectively than everyone else regardless of the size of your transaction.

Whether you're a first-time homebuyer, seasoned investor or large-scale developer, our clients benefit from our high standards of integrity and customer experience.

It's Fox Marin's dedication to going above and beyond that gives every client the true advantage of buying, selling and investing in Toronto residential real estate.



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Ralph Fox

FOUNDER, BROKER OF RECORD



Native Torontonians Ralph Fox recognized from an early age that the most successful people in life apply long-term thinking to their investments, relationships, and life goals. It's this philosophy, along with his lifelong entrepreneurial drive and exceptional business instincts, that have helped to establish Ralph as a top broker in the real estate market in downtown Toronto.

From the age of 12, Ralph set his sights on running his own business, and by 14, he'd already started two successful enterprises. After achieving a Bachelor of Arts degree from the University of Western Ontario, Ralph launched an importing and manufacturing company from the trunk of his car. In his twenties, Ralph continued to hone his negotiating skills by brokering business deals with partners in China, Hong Kong, India and Thailand, while at the same time managing sales agencies in major cities across the U.S. and Canada. Within a few short years, he grew his company into a full-scale operation with sales distribution networks that spanned North America and over time he was able to parlay his business acumen into his other big passion – Toronto's real estate market.

Ralph is a firm believer in the long-term potential of the Toronto real estate market. Ralph is the broker of record and founder of Fox Marin Associates – a boutique, full-service Toronto real estate brokerage with close to a half Billion in sales volume under its belt. Ralph puts his decades of success in Toronto's incredibly competitive marketplace to work, hammering out smart solutions that

meet each client's unique personal and financial objectives. He also practices what he preaches, having built a significant and growing residential investment portfolio of his own. Ralph has partnered with some of the largest developers in Canada and has contributed his unique perspective on real estate trends to a wide range of media outlets, including The Globe and Mail, The Huffington Post, Canadian Real Estate Wealth magazine, Global TV News, CTV, Metro News, The Toronto Star, and the New Condo Guide magazine.

Ralph has a keen interest in understanding how to maximize human potential and longevity. As an avid reader, some of his greatest business influences are Warren Buffett, Elon Musk and Richard Branson. Ralph is also a personal performance and leadership coach, certified by the Institute for Professional Excellence in Coaching (IPEC). Ralph holds a Master's Certification in Negotiation from Harvard University and has been asked to judge the University of Toronto-Rotman School of Management's Marketing Case Study Finals.

A true Renaissance man, Ralph enjoys the thrill of fast-paced business negotiations just as much as consulting with clients on trends in architecture and design. His "work-hard-play-hard" mentality means that in his rare off-hours, you're just as apt to catch him lacing up his hockey skates, hitting a new personal record at the gym, enjoying a fine Ripasso in a local Italian restaurant, or wandering Toronto's Annex neighbourhood with brokerage partner Kori Marin and their loveable Rhodesian ridgeback, Draper.

Kori Marin

FOUNDER, BROKER



For high-energy real estate aficionado Kori Marin, a well-lived life is achieved by maintaining an "all-in" attitude that realizes every last ounce of one's full potential. This mindset has driven successful results in every aspect of her life – from her corporate sales and account management experience to her international travels, to her years of fitness training and leadership – and is the hallmark of the exceptional work that she does on behalf of her clients in the residential real estate sector in downtown Toronto.

Kori first exhibited this "all-in" approach when, at the age of eleven, she left home to train as a classical dancer. Later, while studying at Dalhousie University, she determined that the best application of her discipline and personal drive lay in business, where she could continue to test her abilities in new and exciting ways. This led to a seven-year stint in corporate sales, where she managed a \$70+ million portfolio of accounts, including a who's who of North American retail giants like Walgreens, Target, CVS and Shoppers Drug Mart. Kori was praised for her analytical mindset and incomparable organizational skills – traits that have also served her well as she's built her own real estate investment portfolio, and would allow her to transition effortlessly into real estate as a full-time career.

Determined as ever, from the moment Kori focused her attention on the real estate industry, people took notice: in her first year, she won Rookie of the Year and President's Sales awards from Royal LePage Real Estate Services, J&D Division – one of the largest and most established brokerages in Toronto. In time, it became apparent that the big luxury brands that often take a "one-size-fits-all"

approach to real estate were becoming more and more antiquated, and failed to serve the best interests or the specific needs of Kori's creative, forward-thinking and design-savvy clientele. Because of this, Kori and her partner Ralph made the decision to combine their diverse expertise and complementary skill sets, to revitalize the residential real estate experience for Toronto home buyers, sellers, and investors. And so, Fox Marin Associates was born.

Now among the Top 1% of Toronto Realtors, Kori continues to bring her own brand of charismatic energy, creative integrity, and expertise to her multifaceted work-life: not only is she a managing partner in the unstoppable force that is Fox Marin Associates – a consistently five star-rated brokerage with close to a quarter billion in real estate sales volume in its first three years. She's also an attentive and relatable manager of a growing team of both seasoned and up-and-coming real estate powerhouses in central and downtown Toronto.

When she's not marketing properties for sale, consulting with clients, gaining certifications in Negotiation Mastery from Harvard University, Digital Marketing from Brain Station or taking a turn judging Rotman's Business School Marketing Case Studies, Kori channels her boundless energy into fitness training or hiking with brokerage partner Ralph Fox and their #1 Ridgeless Rhodesian ridgeback, Draper. She also travels widely and has logged many kilometres of exploration around the world. Her favourite journeys to date? Trekking the Annapurna Circuit in Nepal, going on safari in South Africa's Kruger National Park, and visiting the Elephant Nature Park in Chiang Mai, Thailand.

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Contact Us (We're Nice)

OFFICE

416 322 5000

TEXT

416 559 8988

GENERAL INQUIRIES, PRESS & MARKETING

hello@foxmarin.ca

DEAL ADMINISTRATION

deals@foxmarin.ca

ADDRESS

FOX MARIN ASSOCIATES LTD., BROKERAGE

489 COLLEGE STREET, SUITE 305
TORONTO, ONTARIO M6G 1A5